



2, Merrylees Drive, Newport, Barnstaple, EX32 9DQ

Chequers Estate Agents are delighted to present this spacious three bedroom detached bungalow to the market in the highly sought after location of Newport. The property has been a much loved home for over forty years and is available to the market with no onward sales chain.



CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

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£299,950



- **DETACHED THREE BEDROOM BUNGALOW**
- **MODERN KITCHEN**
- **LOUNGE / DINING ROOM**
- **THREE BEDROOMS AND A FAMILY SHOWER ROOM**
- **LOW MAINTENANCE GARDEN**
- **SINGLE GARAGE AND DRIVEWAY WITH OFF ROAD PARKING**
- **WALKING DISTANCE TO SCHOOLS**
- **CLOSE TO EXCELLENT LOCAL AMENITIES**
- **LOCATED IN A HIGHLY SOUGHT AFTER AREA**
- **NO ONWARD SALES CHAIN**



Chequers Estate Agents welcomes you to view Merrylees Drive, a detached bungalow nestled on a generous plot. Boasting a fully enclosed garden, a convenient single garage, and a spacious driveway.

Stepping through the sliding front door, you'll find yourself entering a useful porch area being the perfect spot for shoes and coats. The porch has an internal door to the garage and sliding patio doors leading to the garden. The porch leads into a spacious hallway that sets the tone for the rest of the home. To your left, an inviting living room / dining room awaits, bathed in an abundance of natural light pouring in through the large windows and a feature fireplace being a lovely focal point. Continuing on, the hallway leads to a bright and modern kitchen, the heart of the home. The kitchen has plenty of cupboard storage as well as preparation space to enjoy quality cooking time with family and friends.

Venture further, and you'll discover three charming bedrooms. There are two double bedrooms, complete with large windows and plenty of space for free standing furniture. The remaining single bedroom is equally inviting, boasting plenty of natural light.

The fully enclosed garden is private and is a delightful space to enjoy time with loved ones. With lawned area and patio area this really could be the perfect garden to entertain.

So if this is ticking all those boxes on that long list of requirements then give us a call now to book a viewing! The property has the added attraction of being available with no onward sales chain. Probate has been applied for however has not yet been granted.

LOCATION

The Merrylees address is a sought-after location and nestled within walking distance to Newport's excellent local amenities. Newport is most conveniently situated for Barnstaple town centre. Barnstaple town centre is within easy driving distance or a short walk. Situated in the valley of the River Taw, Barnstaple is surrounded by beautiful countryside and has a variety of great shops, supermarkets, restaurants, schools and pubs. As well as those all important recreation facilities including a leisure centre, cinema, a bustling market and banking facilities. The A361 North Devon Link Road provides convenient access to the M5 Motorway and further Sandy beaches such as Saunton, Woolacombe and Croyde are within easy reach.





ENTRANCE PORCH

6'10 x 4'11

UPVC door to inner porch, tiled flooring.

INNER PORCH

10'10 x 4'11

A handy entrance porch, being the perfect space for shoes and coats. UPVC double glazed sliding doors to the garden and internal door to the garage. Electric heater, laminate flooring.

ENTRANCE HALLWAY

A welcoming entrance hallway providing level access to all internal rooms. A useful storage cupboard with shelving as well as an airing cupboard housing the hot water tank. Access to the loft, thermostat, radiator, laminate flooring.



LOUNGE / DINER

21'03 x 11'05

UPVC double glazed windows to front elevation. A spacious and light lounge / diner with feature gas fireplace, radiator, fitted carpet.

KITCHEN

10'01 x 9'10

An attractively fitted kitchen with plenty of cupboard space. Further matching wall cabinets and drawers. Inset stainless steel sink set into work surface with cupboard space below. Integrated Kenwood single oven with four ring electric hob and extractor above, integrated dishwasher. Space and plumbing for washing machine and under counter fridge / freezer. The kitchen has plenty of preparation space, extensive tiling, vinyl flooring. Cupboard housing the wall mounted boiler. UPVC double glazed window and door to the side of the property.

BEDROOM ONE

11'02 x 10'05

A double bedroom with UPVC double glazed window to rear elevation overlooking the garden, radiator, fitted carpet.

BEDROOM TWO

10'11 x 10'05

UPVC double glazed window to rear elevation, overlooking the garden, radiator, fitted carpet.

BEDROOM THREE

9'04 x 7'04

A light and bright single bedroom with UPVC double glazed window to the side elevation, radiator, fitted carpet.





SHOWER ROOM

7'03 x 5'10

A modern three piece suite comprising a double shower cubicle in a tiled surround, W/C and vanity wash hand basin with cupboards below. Extensive tiling, wall heater, extractor fan, radiator, vinyl flooring. UPVC double glazed opaque window to side elevation.

OUTSIDE

Two cast iron gates leads to the driveway where there is off road parking for one car. The drive leads to the single garage. To the front of the property is a garden laid mainly to lawn with flower borders planted to a variety of well established shrubs and plants.

A side access gate leads to the rear of the property. The garden is laid mainly to lawn with shrub borders. There is an area of patio perfect for a table and chairs and to enjoy a summer barbecue with family and friends. The garden is fully enclosed and offers a degree of privacy and is the perfect space for children to play and pets to potter.

GARAGE

18'0 x 8'2

Up and over door, power and lighting connected. Fuse board, window to rear elevation and internal door to inner porch.

AGENTS NOTES

Please note Probate has been applied for and will need to be granted for completion to take place.

VIEWING ARRANGEMENTS

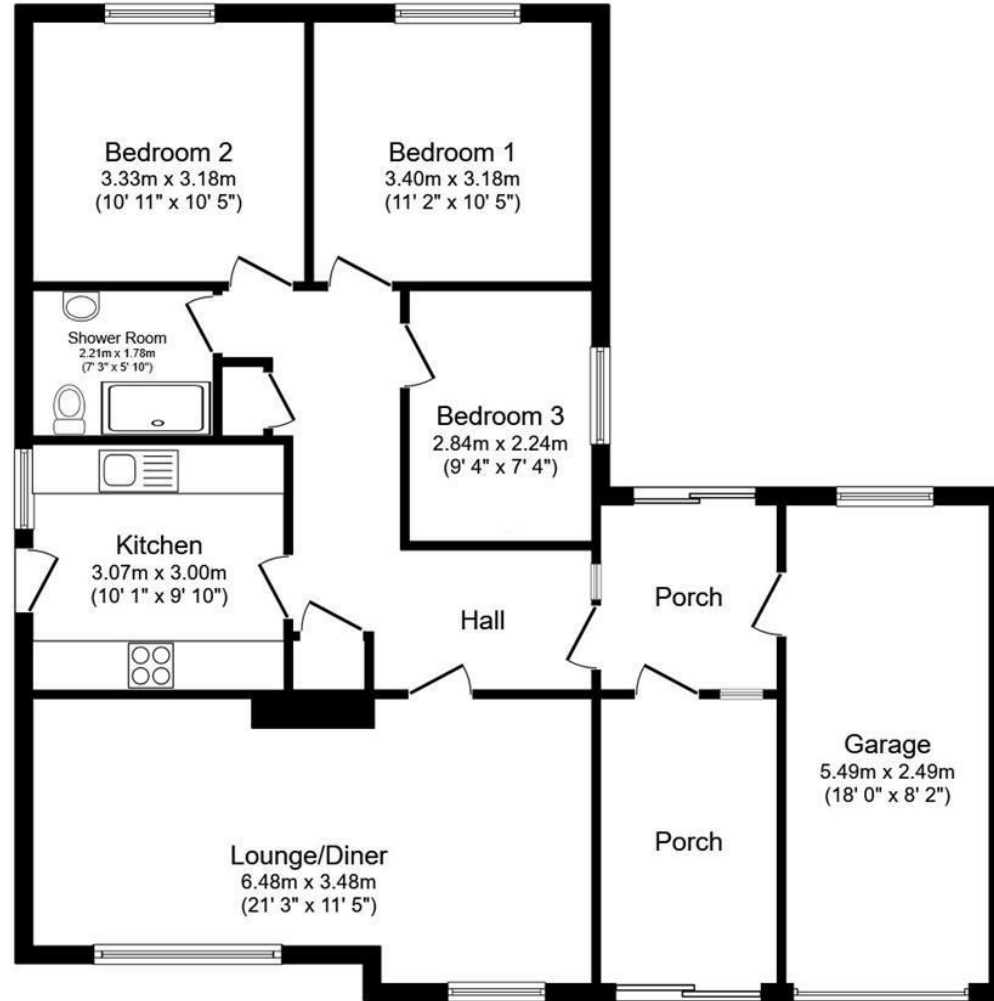
Viewing strictly via the Agent, please call our office on 01271 379 314.

NOTE

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.







Floor Plan

Total floor area 106.5 m² (1,146 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND D



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